

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
APRIL 1, 2009
COUNCIL CHAMBERS, 12TH FLOOR
CITY ADMINISTRATION BUILDING
8:30 A.M.**

NOTE: *Land Use Hearings are held at 8:30 A.M. and are appealable to the Planning Commission. Appeal applications may be obtained on the 3rd floor of the Development Services Building, located at 1222 1st Avenue, San Diego, CA 92101.*

*If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ALD's) are required, please contact the Disability Services Coordinator at 619-321-3208 at least five (5) working days prior to the meeting to ensure availability. **Those items with an asterisk (*) will include consideration of the appropriate environmental document.***

Each item presented on this docket is a Process 3 under the Land Development Code Section 112.0501.

HEARING OFFICER ASSIGNED TO TODAY'S HEARING: Gary Geiler

ITEM-1: **PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE HEARING OFFICER NOT PREVIOUSLY HEARD. REQUESTS TO SPEAK SHOULD BE SUBMITTED TO THE HEARING OFFICER RECORDING SECRETARY AT THE TIME OF THE MEETING. NOTE: 3 MINUTE MAXIMUM PER SPEAKER.**

ITEM-2: **REQUESTS FOR CONTINUANCES OR WITHDRAWALS**

ITEM-3: **ITEMS TO BE PLACED ON CONSENT AGENDA.**

ITEM-4: *~Continued from March 11, 2009~*
***CARMEL VALLEY MARKET - PROJECT NO. 41272**
City Council District: 1; Plan Area: Torrey Pines

STAFF: Edith Gutierrez

Coastal Development Permit, Site Development Permit (Environmentally Sensitive Lands) and Conditional Use Permit (Alcohol License) for a 1,400 square foot addition to an existing commercial building and maintaining a Type 21 ABC License. The 0.32-acre site is located at 2302 Carmel Valley Road in the CN-1-2 zone, Coastal (Appealable), Coastal Height Limitation, Parking Impact, Tandem Parking, and Sensitive Coastal Overlay Zones, within the Torrey Pines Community Plan Area. Mitigated Negative Declaration No. 41272. Report No. HO-09-024

RECOMMENDATION:

Approve

HEARING OFFICER DOCKET OF APRIL 1, 2009

ITEM-5: ***ARCO RANCHO BERNARDO - PROJECT NO. 150694**
City Council District: 5; Plan Area: Rancho Bernardo

STAFF: Patricia Grabski

Conditional Use Permit (CUP) to amend CUP 10-605-0 to demolish an existing gas station and store; construct a new gas station, convenience store, and car wash on a 0.55 acre site at 11891 Rancho Bernardo Road in the CC-2-3 Zone within the Rancho Bernardo Community Plan Area. Mitigated Negative Declaration No. 150694. Report No. HO-09-022

RECOMMENDATION:

Approve

ITEM-6: ***DANIELS RESIDENCE - PROJECT NO. 153921**
City Council District: 1; Plan Area: La Jolla

STAFF: Paul Godwin

Site Development Permit to allow an approximately 2,088-square-foot addition to an existing 5,144-square-foot, single-family residence located on a 0.26-acre site at 7907 Princess Street, in the SF Zone of the La Jolla Shores Planned District Ordinance, the Coastal (non-appealable), Coastal Height Limit, Parking Impact, Residential Tandem Parking and Transit Area Overlay Zones, within the La Jolla Community Plan Area. Mitigated Negative Declaration No. 153921. Report No. HO-09-027

RECOMMENDATION:

Approve

ITEM-7: **BROWN DEER ROAD MAP WAIVER - PROJECT NO. 170861**
City Council District: 5; Plan Area: Mira Mesa

STAFF: Will Zounes

Map Waiver to waive the requirements of a Tentative Map to create four commercial/industrial condominium units in four existing buildings on a 3.75-acre site at 9215-9245 Brown Deer Road in the IL-2-1 zone within the Mira Mesa Community Plan Area. Exempt from Environmental. Report No. HO-09-030

RECOMMENDATION:

Approve

HEARING OFFICER DOCKET OF APRIL 1, 2009

ITEM-8: **7TH DAY ADVENTIST CHURCH - PROJECT NO. 127597**
City Council District: 8; Plan Area: San Ysidro

STAFF: PJ Fitzgerald

Conditional Use Permit (CUP) to amend CUP 14506 for a 5,943 square foot addition to an existing church on a 1.88 acre site at 521 Blackshaw Lane in the RS-1-7 Zone within the San Ysidro Community Plan Area. Exempt from Environmental. Report No. HO-09-032

RECOMMENDATION:

Approve

ITEM-9: **VISION CELLULAR INTERNACIONAL RELIGIOUS FACILITY
PROJECT NO. 163043**
City Council District: 8; Plan Area: Otay Mesa

STAFF: PJ Fitzgerald

Conditional Use Permit to allow for church use in a 24,010 square-foot portion of an existing building on a 4.33 acre site. The property is located at 1444 30th Street in the IL-2-1 Zone within the Otay Mesa-Nestor Community Plan Area. Exempt from Environmental. Report No. HO-09-033

RECOMMENDATION:

Approve

ITEM-10: ***PIERCE RESIDENCE - PROJECT NO. 164177**
City Council District: 1; Plan Area: La Jolla

STAFF: Glenn Gargas

Coastal Development Permit and Site Development Permit (La Jolla Shores Planned District) to demolish existing residence and construct an approximately 6,201 gross square foot, one-story over basement, single family residence on a 13,263 square foot property. The project site is located at 7206 Rue de Roark, in the SF- Zone of the La Jolla Shores Planned District, Coastal Overlay Zone (non-appealable to State Coastal Commission), Coastal Height Limit Overlay Zone within the La Jolla Community Plan Area. Mitigated Negative Declaration No. 5187. Report No. HO-09-036

RECOMMENDATION:

Approve